



Viewing strictly by appointment with the sole selling agent Fox & Home

## BOOK A VIEWING.



01983 811811

ryde@foxproperty.co.uk

**Fox & home**

182 High Street

Ryde

PO33 2PN

**rightmove**



01983 811811



1 Mountbatten Drive

Ryde, PO33 3LR

£325,000

This well presented 4 bedroom family home is situated in a quiet cul de sac close to schools for all ages and providing easy access to The Town Centre. The spacious property has been refurbished and upgraded in recent years and provides flexible accommodation with the benefit of a self contained annexe ideal for an extended family. Other benefits include UPVC double glazing, gas central heating, conservatory, ample parking and a good sized rear garden.

4 3 2

[www.isleofwightproperty.com](http://www.isleofwightproperty.com)





UPVC double glazed front entrance door.

#### Entrance Hall:

With stairs to first floor. Radiator.

#### Lounge: 15'9" x 12'5" (4.80m x 3.78m)

With log burner set into fire surround with wooden mantle over. UPVC double glazed circular bay window to the front. Radiator.

#### Kitchen Diner: 18'8" x 10'5" (5.69m x 3.18m)

With a range of fitted base and wall units with built in drawers and work surfaces. Sink unit with mixer taps over. Tiled splashback. Space for range cooker with extractor hood over. Plumbing for a washing machine. Island unit with cupboards under and breakfast bar. Built in understairs cupboard. Door to annexe. UPVC double glazed window to the rear.

Dining area: With radiator. Opening to:

#### Conservatory: 8'7" x 8'0" (2.62m x 2.44m)

UPVC double glazed windows overlooking the garden. UPVC double glazed French doors to decking. Radiator.

#### Second Kitchen/Utility: 24'8" x 8'4" (7.52m x 2.54m)

With stainless steel sink unit. Fitted base and wall units. Plumbing for a washing machine. UPVC double glazed doors to front and rear.

#### Shower Room/Wet Room:

Fully tiled with shower, wash hand basin with vanity under and low level WC.

#### Second Lounge/Study: 9'10" x 8'5" (3.00m x 2.57m)

With UPVC double glazed window to the side.

#### Bedroom Three: 10'0" x 9'10" (3.05m x 3.00m)

With UPVC double glazed window to the front.

#### First Floor

##### Landing:

With UPVC double glazed window to the side. Loft access.

#### Bedroom One: 12'11" x 10'5" (3.94m x 3.18m)

With fitted wardrobe cupboards. Radiator. UPVC double glazed window to the rear.

#### Bedroom Two: 10'5" x 10'5" (3.18m x 3.18m)

With radiator. UPVC double glazed window to the rear.

#### Bedroom Four: 8'7" x 7'10" (2.62m x 2.39m)

With radiator. UPVC double glazed window to the side.

#### Bathroom:

Fully tiled with large walk in shower, pedestal wash hand basin and low level WC. Two UPVC double glazed windows to the rear. Heated ladder towel rail.

#### Outside:

Block paviour frontage providing parking for several cars.

Large rear garden mainly laid to lawn with gravelled area, patio and decking.

Tenure: Freehold

EPC: C

Council Tax: C

## Sell with Fox & home

Please call 01983 8 11 8 11

For a free no obligation valuation



FOLLOW US!



Council Tax Band: Band C    EPC Rating: C

Issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The agents have not tested any apparatus, equipment, fittings or services. and room measurements are given for guidance purposes only.

[www.isleofwightproperty.com](http://www.isleofwightproperty.com)